

·NEW HOUSING PROGRAMS·

FIRST-TIME HOMEBUYER AND MINOR HOME REPAIR

·FIRST-TIME HOMEBUYER LOAN PROGRAM·

Carlsbad's First-Time Homebuyer Program provides loans for down payment and closing cost assistance for up to 5% of the home sale price to households making up to 80% of the Area Median Income. (See chart below.)

Households are most likely to be eligible for program assistance if they pay at least \$1,000 to \$1,200 in rent and have a reasonable credit rating. Homes must be located in Carlsbad and a homebuyer education course must be completed to be eligible. Maximum loan amount is 5% of the home purchase price up to \$20,000. Other restrictions apply.

Contact Community HousingWorks at 619-282-6647 or go to www.chworks.org for more information.

MAXIMUM HOUSEHOLD INCOME FOR PROGRAM ELIGIBILITY

| Household Size | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|-----------------------|----------|----------|----------|----------|----------|----------|----------|----------|
| Maximum Annual Income | \$46,250 | \$52,900 | \$59,500 | \$66,100 | \$71,400 | \$76,700 | \$81,950 | \$87,250 |

·MINOR HOME REPAIR LOANS·

Another new housing program being offered is a loan program designed to enhance the safety and security of owner-occupied single-family homes within the City of Carlsbad. Loans are being offered at zero interest and will be forgiven after 5 years. Eligible households must meet the income limits described in the above chart.

Examples of eligible improvements include: installation of wheelchair ramps, grab bars, levers, and railing; fix leaking plumbing and faucets; replace defective water heaters; and even restoration of unsafe electrical wiring throughout a residence.

For more information please visit the Community HousingWorks website at www.chworks.org or call (619) 282.6647.